Study appreciated and required but
No procurement action taken
per D/L = too costly ($50,000 + $25,000
to refurbish [redacted] for office use)

13 May 1970

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MEMORANDUM FOR THE RECORD

SUBJECT: A Temporary Building (3-5 years) for Replacement of BSB Warehousing Space

1. The subject was researched on the basis of two major types of buildings:

a. Tents - inflatable and frame supported.

b. Prefabricated Buildings - Butler and Strand-Steel metal types, and a polyurethane type.

2. The requirement is for 5000 sq. ft. with a useable truck/forklift entrance, suitable flooring for forklifts, and to be located at the Hqs. site preferably in West Parking Lot. Contacts were made in the Supply, Procurement and RE&C Divisions of OL.

3. Tents:

a. Inflatable type tents, i.e., Army Field Hospital (too small), swimming pool coverings, radar, telescope (constant maintenance), etc. All require centrifugal type fans and large compressors in order to maintain internal pressure. The maintenance of the internal pressure would preclude the use of a truck or forklift entrance which would remain open for any length of time. The flooring could be bare ground with anchors/tie downs to keep sides close to or in the ground. A 5000 sq. ft. air inflated building would be approximately $94,600 when completed at site.

b. Frame supported tents - These would require no internal air pressure for support. They are supported by a parabolic frame. Openings/entrances are of variable sizes and bare ground could be used as flooring. The three sizes available are 880 sq. ft. ($3,080), 1650 sq. ft. ($5,775) and 6048 sq. ft. ($19,968). Transportation, installation and utilities for a frame supported 6048 sq. ft. size tent would be approximately $30,240, totaling $50,208 when completed at site.

4. Prefabricated buildings:

a. Metal Butler or Strand-Steel types - These are available commercially or from Defense Supply.

(1) A 5000 sq. ft. commercial structure would total $45,000 - $50,000 ($6 - $8 per sq. ft. plus 26 percent for overhead and profit and 10 percent

for contingencies.) The building shell from industry would cost approximately $1.50 sq. ft. ($7,500). Insulation (depending upon thickness and color of siding) would be additional. Construction/erection of the building would be by a franchised dealer, and delivery time would be 5-6 weeks after receipt of a firm order.

(2) A 4000 sq. ft. metal warehouse purchased through Army channels and erected commercially by a separate contractor would total $35,000 - $40,000 when completed at site. Defense Supply (through Army channels) charges $3,900 for a 4000 sq. ft. building shell (Stock Number 5410-167-3722); it is in short supply. Army does not list a 5000 sq. ft. building.

(3) Defense Supply (through AF channels) lists a 4800 sq. ft. building (Stock Number 5410-270-4939). No cost is available as buildings are not in stock. Special procurement for only one building would require extended negotiations.

b. Army Materiel Command has experimented with panels of polyurethane foam originally transported in barrels to the site, mixed and poured to form panels between sheets of fiberglas-reinforced plastic. Panels are 16 or 20 ft. by 4 ft. The Army has temporary buildings using this material on display at Fort A.P. Hill and Fort Belvoir. (This type of building should be considered for the future but probably is too experimental for our present requirement.)

5. In conclusion:

a. An inflatable or tent type warehouse would not be practical for a 3-5 year period. Maintenance and surveillance of operating equipment for interior pressure, heat, and humidity control would be costly in equipment and personnel.

b. The metal type of warehouse would be practical and economical for a 3-5 year period or longer. The daily maintenance and servicing of heat and humidity control equipment would be less frequent, and there would be no problem of truck or forklift operations.

c. The Defense Supply has only one metal type warehouse (4000 sq. ft.) in stock at this time. If special procurement by Defense Supply were to be authorized for a single 4800 sq. ft. building, it is estimated that this action would take about 5-6 months as opposed to 5 or 6 weeks from a commercial source.

6. It is suggested that PD/OL procure the metal type warehouse from a commercial source thus saving valuable total elapsed time and providing a single source of responsibility in a franchised dealer for purchase and completion at site. Estimates include utilities to and within the structure: this involves heating

for the building and one window air conditioner in the small office set aside for record keeping and a single work station. A metal warehouse located within about 200 feet of the power house can be completed for occupancy for approximately $50,000.

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